



27 GROVE ROAD, WIMBORNE, DORSET, BH21 1BN

PRICE GUIDE: £300,000-£320,000 FREEHOLD

A CHARMING 2 BEDROOM COTTAGE STYLE VICTORIAN TERRACED HOUSE IN A POPULAR RESIDENTIAL AREA WITHIN LEVEL WALKING DISTANCE OF WIMBORNE TOWN CENTRE.

SUMMARY:

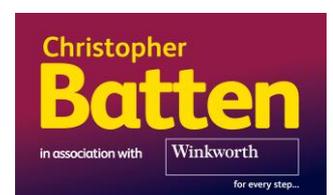
The property benefits from UPVC double glazing and gas central heating, and retains character features including a brick fireplace, exposed timber floorboards and an open plan staircase with turned spindles. There is a nicely enclosed, long rear garden which enjoys a right of access over the adjoining garden.



AT A GLANCE

- 2 reception rooms & kitchen/breakfast room
- En suite bathroom & en suite cloakroom
- Brick open fireplace & exposed timber floorboards
- Long rear garden
- Level walk to Wimborne town centre

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DESCRIPTION:

The front door opens into a charming sitting room with a floor-to-ceiling brick fireplace and exposed timber floorboards. There is also an open plan dining room with a full height window to the rear, exposed timber floorboards, and an under stairs recess. The kitchen/breakfast room has a range of units and worktops, plumbing for washing machine, space for upright fridge-freezer, gas and electric cooker points, wall mounted Glow Worm gas central heating boiler, and door to the rear garden.

From the dining room, stairs lead to a small landing with a loft access. Bedroom 1 has exposed floorboards, built-in storage cupboard and shelving, and an en suite bathroom (with bath, WC and wash basin). Bedroom 2 has exposed floorboards and an en suite cloakroom (with WC, wash basin and feature exposed brick wall).

The front garden has a low boundary wall and a footpath to the front door. The nicely enclosed rear garden features seating areas, shrubs, flower beds, 2 timber sheds, and a right of access over the garden of the adjoining house.



LOCATION:

The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

COUNCIL TAX:

Band B

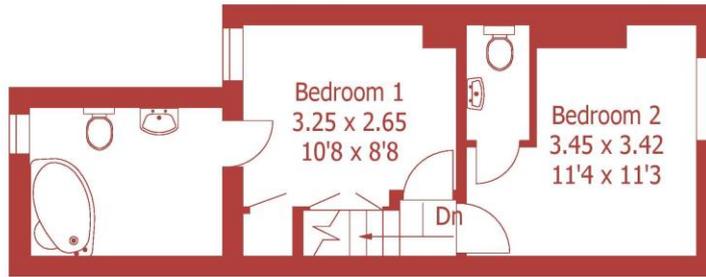
DIRECTIONS:

From Wimborne town centre, proceed along Leigh Road and turn right at the corner shop into Grove Road. The property can be found on the left hand side.

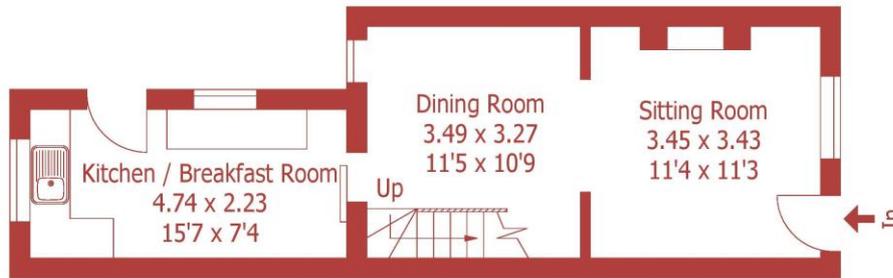




Approximate Gross Internal Area :- 66 sq m / 712 sq ft



First Floor



Ground Floor

For identification purposes only, not to scale, do not scale



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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